

COUNTY OF YORK

MEMORANDUM

DATE: September 19, 2000 (BOS Meeting 10/3/00)

TO: York County Board of Supervisors

FROM: Daniel M. Stuck, County Administrator

SUBJECT: Proposed Fisher Family Subdivision

Elmer and Gloria Fisher have submitted a request to extend the County's vacuum sewer collection system in the Calthrop Neck Road area to provide service to two proposed lots. The proposed subdivision is located on 4.95 acres of land in the Calthrop Neck Road area and the proposed subdivision is generally shown on the attached map.

Section I.H.4.b of the Sanitary Sewer Standards and Specifications provides for the policy for such requests. Environmental and Development Services (EDS) has determined that adequate capacity exists in the vacuum sewer facilities to support the proposed subdivision; from the engineering standpoint, the development would benefit the development and maintenance of the sewer facilities.

The parcel of land proposed for subdivision is zoned Rural Residential (RR) and is currently served by public water and public sewer. Sanitary sewer to the 2 new lots would need to be extended from an existing collection main located adjacent to the southerly property line. The developer will need to install 1 vacuum collection vault and associated piping to serve the 2 proposed lots. Since the subdivision is being proposed in accordance with the Family Subdivision requirements, no future subdividing of the parcel will be permitted.

The subdivision of the subject parcel into three lots will have little impact on County services or infrastructure. The average single-family detached home in the County produces approximately 0.75 York County school students and generates ten daily vehicle trips. Therefore, it is likely that the proposed subdivision would increase enrollment in Tabb area schools by no more than two students and add twenty vehicle trips per day on Calthrop Neck Road. In addition, the proposed subdivision would not affect the County's 80,000 build-out population since the methodology for calculating this figure accounted for the **total potential** lot yield of this parcel.

Section I.H of the Sanitary Sewer Standards and Specifications further requires the developer to pay the current full initial connection fee of \$2,875.00 for each proposed lot and an additional \$2,500.00 per lot to offset the cost of inspection services, and the cost of operation and maintenance of system over the life of the system. If approved by the Board, the developer will be required to enter into a Public Sewer Extension Agreement that will provide in detail all of the applicable fees and conditions.

If the extension of the vacuum system is not approved by the Board, the property owner would have no means available to serve any development of this parcel by on-site disposal

methods. Previous reviews and subsurface investigations by the Virginia Department of Health, and independent soils experts, conclude that, on the property lying to the immediate north of the subject property (tax map parcel 20-249) insufficient depth to the ground water table and poor soil types would not support any on-site type of disposal system, including engineered sand mounds. Due to the close proximity of these two parcels, it can be reasonably assumed that the same soil conditions exist on both parcels of land.

Based on the logical development of the sanitary sewer facilities of the County and taking into consideration the long term operations and maintenance of the vacuum sewer facilities, the condition of the soils and depth of the ground water table, the Department of Environmental and Development Services recommends approval of the extension of the facilities to serve the proposed subdivision.

I recommend adoption of Resolution R00-146.

Woodward/3241:mw

Enclosures: Map of proposed subdivision
Section I.H of the Sanitary Sewer Standards and Specifications